

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



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Minutes
April 11, 2011

Meeting Posted: Yes
Place: Town Hall, 17 Main Street, Lunenburg, MA 01462
Time: following Public Hearing

ROLL CALL:

Present: Emerick R. Bakaysa, Joanna L. Bilotta, Robert J. Saiia, Thomas W. Bodkin Jr., Nathan J. Lockwood, Marion M. Benson

PUBLIC HEARING: See separate minutes

MINUTES – APPROVAL: Signed- 3-28-11, Motion, Ms. Bilotta, Second, Mr. Bodkin Jr., Executive 3-28-11, Motion, Ms. Bilotta, Second, Mr. Bodkin Jr.

NOTICES AND COMMUNICATIONS:

Zoning Board of Appeals and Conservation Commission Notices- Noted and on file in the Planning Office.

COMMITTEE REPORTS:

MJTC- No report

MRPC- Agency audit took place and new proposed compensation step scheme which will be voted on at next meeting.

HRS (Human Resource Service Compensation Study)- Noted by Director

DPW Building Committee- Still looking at Bids. General Bids will be April 21st, 10 AM, Town Hall.

Capital Planning Committee- No updates

PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:

131 Leominster Shirley Road, Alden Bianchi, Trustee- Actual address is 151 Leominster Shirley Road, PSG Realty 393-435 LLC. Applicant to come before the Planning Board on April 25th to give project overview. Public Hearing to be scheduled for May 23rd.

Highfield Village, Northfield Road- Received extension on Conservation Commission Order of Conditions to November 20, 2011.

Summer Street- Noted office research project listing abutters up to 500 feet from Summer Street. Listing includes parcel number, owner, mailing address of owner, acreage, and whether or not the parcel contains a structure. Ms. Bilotta inquired if a Select Board meeting had been scheduled to discuss the possibility of making Summer Street four lanes; two in each direction. Director said no meeting scheduled at this time and suggested Ms. Bilotta submits to Select Board in a letter. VGB representative to contact Planning office for appointment time to come and discuss at a Board meeting.

Green Community Task Force- Solar panels have been placed on the Turkey Hill Middle School. Bid openings for the solar field at the landfill are April 14th, 2 PM. Task Force is looking for alternatives to the Stretch Code for qualification to become a "Green Community". The Task Force anticipates asking the Town to accept the Stretch Code at Fall Town Meeting.

Open Space- Both the State and MRPC have commended the Town for its updated Open Space Plan. Director noted Committee members Janice Carrier, Brandon Kibbe, Richard Brockelman, and Sharon Jordan. Plans will be located in both the Library and Town Hall in the near future.

DEVELOPMENT STATUS REPORTS:

Emerald Place at Lake Whalom, 10 Lakefront- 90% of Building Two is done, 60% of Building Three. One villa currently occupied at Lease-to-Own. Condominium documents received and sent to Town Counsel for review.

Tri Town Landing, 37 Youngs Rd- Current student count is 17. Director awaiting word from School Department as to whether or not these students are new to Lunenburg or just moving from another location within Lunenburg.

UNFINISHED BUSINESS/OLD BUSINESS:

Lunenburg Estates- Ms. Bilotta inquired to status. Director to inquire of Zoning Board of Appeals as to extension date.

Annual Town Meeting- Discussions-

Zoning Change, 134 Leominster Shirley Road- Planning Board recommendation to be made at Town Meeting. Board to meet at 8:30 AM, High School Cafeteria, prior to Town Meeting.

New Bylaw Section, Design Standards- Mr. Lockwood requested re-wording in the Reasonings to give more attention to aesthetics and verification of the word "council" vs "counsel". Ms. Bilotta made Motion to submit Design Standards at Town Meeting, Second, Mr. Bodkin Jr., all aye.

MEETING SCHEDULE:

April 2011-

April 13, Master Planning Workshop, Ritter Memorial Building- Chair not available; Vice Chair Bilotta to Chair.

April 25, Planning Board Meeting, Ritter Memorial Building

May 2011-

May 9, Planning Board Meeting, Town Hall

May 16, Master Planning Workshop, Ritter Memorial Building- Rescheduled to May 18th.

May 23, Planning Board Meeting, Ritter Memorial Building- As this is expected to be a televised Public Hearing, Director will check as to whether or not the May 9th meeting will also be televised.

DATA INFORMATION: Data folder containing items of interest not on agenda presented to members for viewing, consisting of various data information - Reviewed

MEMBER INFORMATION & ISSUES: 925 Mass Ave., Trustee of L&M Svc Ctr Inc.- Property has been vacant for some time and any action at a standstill due to possible liability in terms of petroleum products that may/may not be on site. Mr. Bodkin Jr., through research with the DEP and Attorney General's Office, learned that agreements, such as a covenant, could be entered into between the State and a prospective buyer. Under Statute 21E, the Town is exempt from any liability if it moves forward and takes the property. The same liability limitations would apply to the mortgage holder on the property. Mr. Bodkin Jr. suggested possibly the mortgage holder should be contacted. Funds may be available through the EPA for the Town to remove petroleum products on site. Mr. Bodkin Jr. to summarize information to Director, who can then inform the Select Board and Town Manager.

ANR- Harry Kubetz, 125 Howard, David Ross Associates- Approved/signed by Board.

ADJOURNMENT: Motion, Ms. Bilotta to go into Executive Session and not to return to General Session, Second, Mr. Saiia, all aye.

EXECUTIVE SESSION: Separate minutes.